



Lodge Close, Milton, CB24 6UA

CHEFFINS

Lodge Close

Milton,
CB24 6UA

- Modern Mid-Terraced Property Constructed In 2014
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Seperate Living Room
- Low Maintenance Rear Garden
- Off Street Parking

A modern and well proportioned mid-terraced residence, which has been much improved to create an open plan kitchen/dining room with views over grazing paddocks to the rear, occupying a most convenient location in this highly sought after and well served village of Milton, with an ease of access to a wealth of local amenities, Cambridge and its business/science parks as well as Cambridge North.



Guide Price £450,000





LOCATION

Lodge Close in Milton, Cambridge, enjoys a prime location within a thriving village known for its excellent amenities and convenient access to both the city and the countryside. Just a short walk away, you'll find a Tesco superstore for everyday shopping, along with local favourites such as the White Horse pub and Milton Tandoori restaurant. Milton Country Park, a beautiful nature reserve with lakes and walking trails, is perfect for outdoor enthusiasts. The village is well-served by regular bus routes into Cambridge city centre, and Cambridge North railway station is just a 10-minute drive away, providing fast train links to London. For those travelling by car, the nearby A14 and A10 offer easy access to major roads and motorways. Milton also boasts a GP surgery, a pharmacy, and a community centre, making it an ideal location for families and professionals alike.

PANELLED GLAZED ENTRANCE DOOR

fitted with privacy glass window leading through into:

ENTRANCE HALLWAY

with wood effect flooring, stairs rising to first floor accommodation, radiator, panelled doors leading into respective rooms.

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, decorative tiled surround, wood effect flooring, radiator, tiled upstand, wall mounted mirror, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

SITTING ROOM

with radiator, double glazed window to front aspect.

OPEN PLAN KITCHEN/DINING ROOM

Kitchen area comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature, quartz working surface with inset butler style sink with hot and cold mixer tap, drainer to side, integrated 4 ring Zanussi gas hob, stainless steel splashback and cooker below, extractor above, integrated and concealed dishwasher, space and plumbing for washer/dryer, integrated and concealed fridge/freezer, cupboard housing wall mounted gas fired boiler providing hot water and heating for the property, tiled splashback, wood effect flooring, LED downlighters, double glazed window overlooking garden, opening through to DINING/FAMILY ROOM with wood effect flooring, understairs storage cupboard accessed via a panelled door, double panelled radiator, high vaulted ceiling, electronically controlled Velux skylight, radiator, double glazed window to side aspect, set of double glazed French doors leading out onto garden.

ON THE FIRST FLOOR

LANDING

with loft access, panelled door leading through into airing cupboard housing hot water cylinder, radiator, panelled doors leading to respective rooms.

PRINCIPAL BEDROOM SUITE

with radiator, double glazed window to front aspect with panelled door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head and accessed via glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, radiator, tiled upstand, wood effect flooring, extractor fan.

BEDROOM 2

with radiator, double glazed window overlooking garden and further views over adjacent grazing land.

BEDROOM 3

with radiator, Velux skylight with fitted blind out onto rear aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath, wall mounted shower head, hot and cold mixer bath tap, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, radiator, wood effect flooring, extractor fan, double glazed skylight onto front aspect.

OUTSIDE

To the rear of the property is an exceptionally private garden principally laid to lawn with a paved pathway led directly off the rear part of the property this extends out to the side past the garden where there is a raised timber decking area providing a wonderful space to both relax and entertain and providing further views over the grazing land to the rear, handful of mature shrubs and trees to the rear borders of the property and continuation of the aforementioned paved pathway provides access to the timber storage shed and timber side access gate shared with next door with a covered pathway leading to the front.

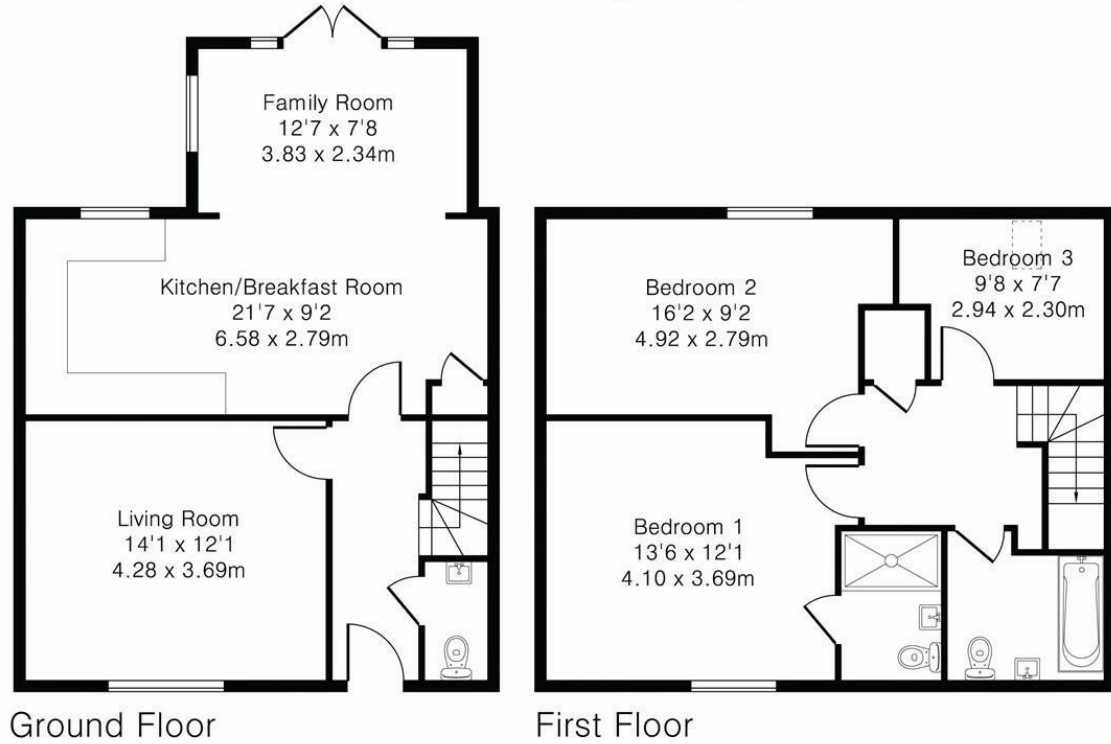
AGENTS NOTE

There is an annual service charge of £395.72.





Approximate Gross Internal Area 1125 sq ft – 105 sq m
 Ground Floor Area 564 sq ft – 53 sq m
 First Floor Area 561 sq ft – 52 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	100
(81-91) B	81
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Guide Price £450,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.